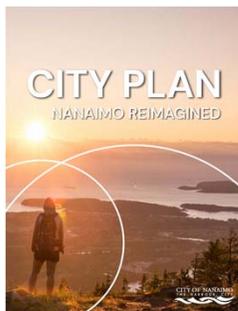


City Plan Review 2025

*Governance and Priorities Committee
2025-JUL-14*

City Plan Review 2025



- Housing Policy Review
- Transit Oriented Areas (TOAs)
- Housekeeping Items

"City Plan is also adaptable, understanding that change is inevitable, and there may be a need to amend the Plan to respond to new conditions, circumstances, issues or opportunities."

Housing Policy Review



There were 85 policies and 65 actions related to the 7 classes of housing identified!

Housing Class	OCP Policies	IAP Actions
 Affordable Housing	15	15
 Family Housing	2	2
 Seniors' Housing	10	9
 Housing Proximity to Alternative Transportation	18	5
 Rental Housing	9	4
 Shelters and Housing for Homelessness	4	10
 Special Needs Housing	20	17
 Housing Related	2	3



The City meets LGA requirements, with policy to address the 7 categories of housing.

Housing Policy Review

City Plan Future Land Use Designation <i>that allows increased housing density</i>	Density (2022) <i>housing density that exists in each land use designation</i>	City Plan Target Housing Density	Housing Potential <i>total remaining housing opportunity in each land use designation</i>
Primary Urban Centre - Downtown	~38 units/ha	250 units/ha	~10,000 units
Six Secondary Urban Centres (Woodgrove, Country Club, VIU, Hospital, North Town, South Gate)	density ranges from ~5 to ~36 units/ha	200 units/ha	~54,000 units
Neighbourhood Centre	~7 units/ha	60 units/ha	~2,000 units
Mixed-Use Corridor	~8 units/ha	100 units/ha	~11,000 units
Residential Corridor	~31 units/ha	100 units/ha	~11,000 units
Neighbourhood	~18 units/ha	60 units/ha	~17,000 units
Suburban Neighbourhood	~10 units/ha	25 units/ha	~42,000 units
Total			~147,000 units

Housing Policy Review



The City meets Local Government Act requirements by accommodating the 20 year anticipated housing need.

Distribution of Supportive Housing

Proposed new policy to be added to Section C3.2 of City Plan:

“The City encourages supportive housing to be evenly distributed throughout the City.”



Transit-Oriented Areas

Proposed new policy to be added to Section D4 of City Plan:

“For lands designated as Transit-Oriented Areas by the Province, the allowable density (floor area ratio) and height (storeys) are as prescribed in the Local Government Act (and associated regulations). This is notwithstanding site servicing and other City Plan policies must be addressed.”



Key Housekeeping Amendments

- Update Figures 7 and 8 showing greenhouse gas emissions.
- Update the parks and open space layer for all maps in City Plan.
- Correct the Future Land Use Designation for several “parks and open spaces”.
- Remove reference to the *Downtown Urban Design Plan and Guidelines* and *Old City Multi-Family Design Guidelines* because these have been integrated into the new *Form and Character Design Guidelines*.
- Clarify policy guidance related to parcels in the King Road and Calder Road area.
- Update maps showing active mobility routes, the transit network, and roads.
- Update the classification of several environmentally sensitive areas on the map in Schedule 6.
- Clarifying reference to the ‘special servicing area’ in the text and on the Schedule 2 map.
- Add policy related to Amenity Cost Charges as a new financial tool.

City Plan Review 2025

Next Steps

Summer 2025 – Complete referrals (i.e. MOTT, RDN, SFN)

Fall 2025 – Council considers 1st & 2nd reading of City Plan amending bylaw

Fall 2025 – Public hearing and final referrals

Winter 2025 – Consideration of adoption of City Plan amending bylaw